PART 2 – ESTABLISH ZONING DISTRICTS

Chapter 1 – Zoning Districts

CHAPTER 1 – ZONING DISTRICTS

Section 2-101   Purpose.

The General Plan establishes land use designations for Residential, Commercial, Mixed-Use, Industrial, and residential *density* ranges from low to high *density*. This Code designates zoning districts to promote compatibility between land uses, *buildings* and *structures*; efficient use of land; transportation options and *accessibility,* promote economic vitality; and maintain crime prevention and safety. The districts classify, regulate and restrict uses, as well as combine uses and encourage the location of compatible land uses close to one another. The district regulations provide *development* standards pertaining to the *intensity* of land uses and *development*, height and bulk of *buildings* and *structures*, and area of *yards* and other open areas between *buildings* and *structures*.

Section 2-102   Residential Districts.

Residential districts include the following:

A.   Agricultural (AG)

B.   Single-family residential (includes: R1-15, R1-10, R1-8, R1-7, R1-6, R1-5, and R1-4)

C.   Single-family residential Planned Area Development (R1-PAD)

D.   Multi-family residential (R-2)

E.   Multi-family residential restricted (R-3R)

F.   Multi-family residential limited (R-3)

G.   Multi-family residential general (R-4)

H.   Multi-family residential high density (R-5)

I.   Manufactured housing subdivision (MHS)

J.   Mobile home residence (RMH)

K.   Trailer park (TP)

Section 2-103   Commercial and Mixed-Use Districts.

Commercial and *mixed-use* districts include the following:

A.   City Center (CC) (previously designated as CCD, Central Commercial District)

B.   Commercial Shopping and Service (CSS) (previously designated as CCR, C-1 and C-2 districts)

C.   Mixed-Use Commercial and Residential (MU-1, MU-2, MU-3, MU-4) (requires a PAD Overlay) (MU-4 previously designated as MG district)

D.   Planned Commercial Center Neighborhood (PCC-1)

E.   Planned Commercial Center General (PCC-2)

F.   Regional Commercial Center (RCC)

G.   Residential/Office (R/O)

Section 2-104   Office/Industrial Districts.

Office/Industrial districts include the following:

A.   Light Industrial District (LID) (previously designated as IBD district)

B.   General Industrial District (GID) (previously designated as I-1 and I-2 districts)

C.   Heavy Industrial District (HID) (previously designated as I-3 district)

Section 2-105   Overlay Districts.

Overlay districts include the following:

A.   Rio Salado Overlay District

B.   Southwest Tempe Overlay District

C.   General Industrial Overlay District (previously designated as I-1, I-2, C-1 overlay district)

D.   Planned Area Development Overlay District

Section 2-106   Location and Boundaries of Zoning Districts.

A.   Location. The location and boundaries of the use districts are established as they are shown on a map, entitled "City of Tempe Zoning Map" and amendments thereto adopted after the effective date of these regulations, which map and amendments are hereby declared to be a part of this ordinance.

    1.   District boundary lines are intended to follow *street*, *alley*, *lot* or *property lines* existing at the time of passage of this Code, except where the zoning map clearly shows the boundary lines not following one of these features.

    2.   Where uncertainty exists as to the boundaries of any of the zoning districts shown on the Zoning Map, the following rules shall apply. Where more than one of the following rules are applicable in any given situation, the first enumerated applicable rule shall prevail:

        a. Where a district boundary line is shown by a specific dimension, such specific dimension shall control;

        b. Where a district boundary line is located within or along a street, alley, right-of-way or waterway channel, the district boundary line shall be deemed to be inclusive to the centerline of such street, alley, right-of-way or waterway channel or extensions thereof or there from;

        c. Where a district boundary line is shown as approximately following platted lot lines, the district boundary line shall be deemed to coincide with such platted lot lines; or

        d. Where the application of the above rules does not clarify the district boundary location, then the Zoning Administrator shall determine the location.

B.   Annexations. Territory annexed to the city subsequent to the effective date of this Code shall, upon the date that the annexation becomes effective, automatically become zoned as an AG, agricultural district. Territories annexed with AG zoning shall remain AG until such time as the City Council adopts a different zoning district for the annexed area. Any property owner of land annexed into the city may apply for a rezoning classification at no charge within one (1) year of the date of annexation.

C.   Default. Those parcels without zoning designation on the Zoning Map and without any record of a zoning classification are zoned as an AG, agricultural district.

Section 2-107   City of Tempe Zoning Map.

The locations and boundaries of the zoning districts are established as they are shown on the map entitled "City of Tempe Zoning Map".